

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5a Rachel Court, Sebastopol Vic 3356

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$250,000

&

\$260,000

Median sale price

Median price \$274,500

House

X

Unit

Suburb or locality

Sebastopol

Period - From 01/01/2018

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Parkgate La SEBASTOPOL 3356	\$252,500	27/06/2017
2	14 Yarra Park Dr SEBASTOPOL 3356	\$252,000	18/06/2018
3	5/34 Menhennet Dr DELACOMBE 3356	\$251,000	16/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: Strata Unit/Flat

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$250,000 - \$260,000

Median House Price

March quarter 2018: \$274,500

Comparable Properties



4 Parkgate La SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$252,500

Method: Private Sale

Date: 27/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 339 sqm approx



14 Yarra Park Dr SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$252,000

Method: Private Sale

Date: 18/06/2018

Rooms: -

Property Type: House (Res)



5/34 Menhennet Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$251,000

Method: Private Sale

Date: 16/06/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 243 sqm approx